



ProEquity
ASSET MANAGEMENT

ANDERSON MARKETPLACE
5020 Rhonda Rd., Anderson, CA



**FOR LEASE
RETAIL SPACE**

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526

PROPERTY OVERVIEW

Anderson Marketplace, anchored by Walmart Supercenter, is well situated along Interstate 5 near Highway 273 in the heart of Northern California's regional shopping destinations. Tenants include a diverse mix of national and regional businesses including Starbucks, Panda Express, Sonic Burger, GameStop, Sally Beauty, and Members 1st Credit Union. Nestled at the northern end of the Great Central Valley along the winding Sacramento River, the City of Anderson is known for its safe environment, affordable housing, quality education, and ever increasing opportunities for business and industry.

PROPERTY HIGHLIGHTS

- Busy retail hub anchored by Walmart Supercenter
- Large monument sign with top spot available
- Ample parking
- 900 SF Available
- Easy Access to Interstate 5 & Highway 273
- Strong tenant mix including Starbucks, Panda Express, GameStop, & Sally Beauty

For More Information:

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526



PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526

AVAILABILITIES	SUITE	SIZE
Available	F	900 SF

EXISTING TENANTS	SUITE
Westside Pizza	AB
T-Mobile	C
Art Nails	D
Xpert Cuts	E
Sally Beauty Supply	G
Members 1st Credit Union	H



For More Information:

KEITH MELLOR
 Vice President / Broker
 keithmellor@proequityam.com
 (916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
 5180 Golden Foothill Pkwy, Suite 210,
 El Dorado Hills, CA 95762
 (866) 647-8844 | proequityam.com
 CA DRE #01870526



RETAILERS



maurices



ARCO



AT&T

dressbarn
est. 1962

VANS
"OFF THE WALL"

GameStop®

MARY'S
pizza shack
est. 1959



BOOT BARN®



verizon✓

GROCERYOUTLET
bargain market™

For More Information:

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526



For More Information:

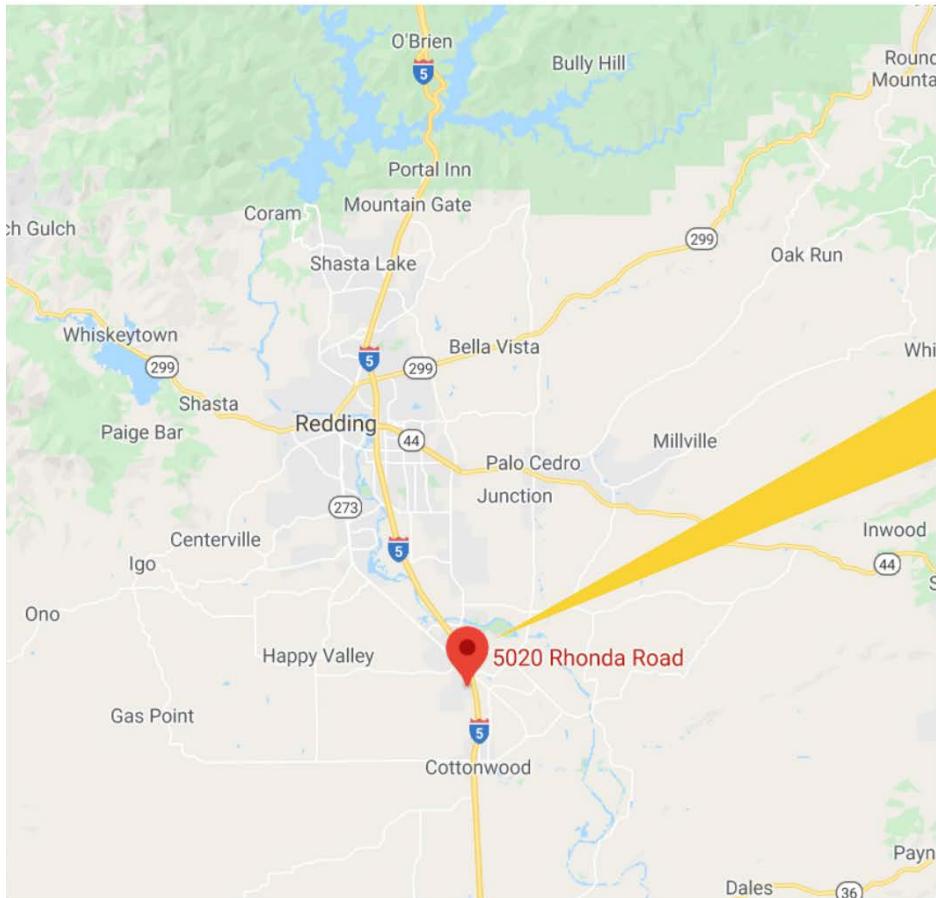
RETAIL MAP

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526

LOCATION MAPS/DEMOGRAPHICS



TRAFFIC COUNTS avg daily

I-5	50,330
Rhonda Road	2,048
HWY 273	10,699

*Traffic counts derived from SitesUSA

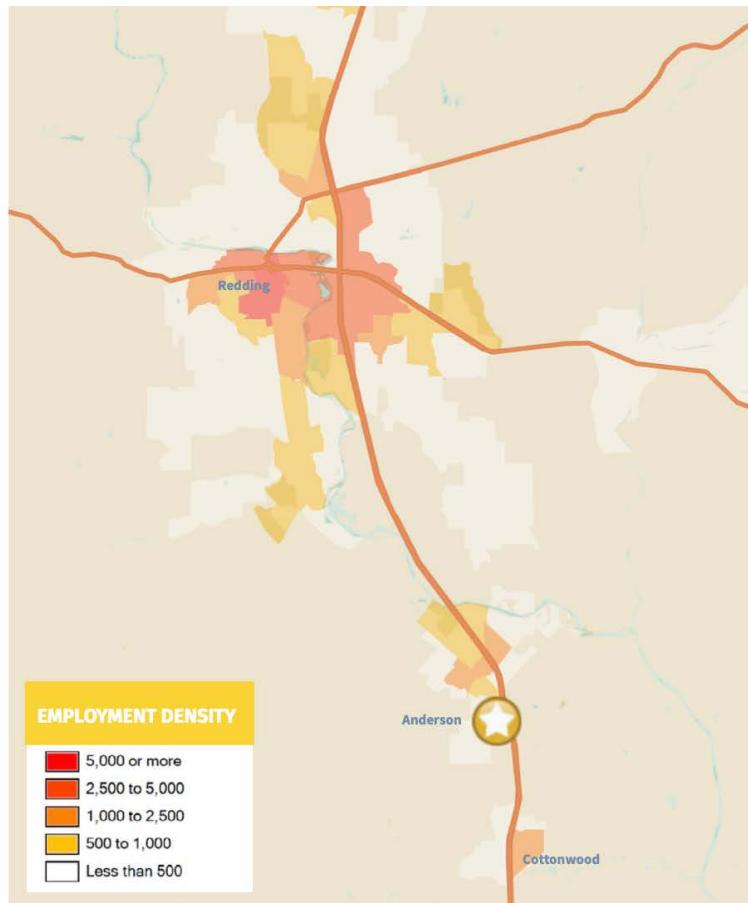
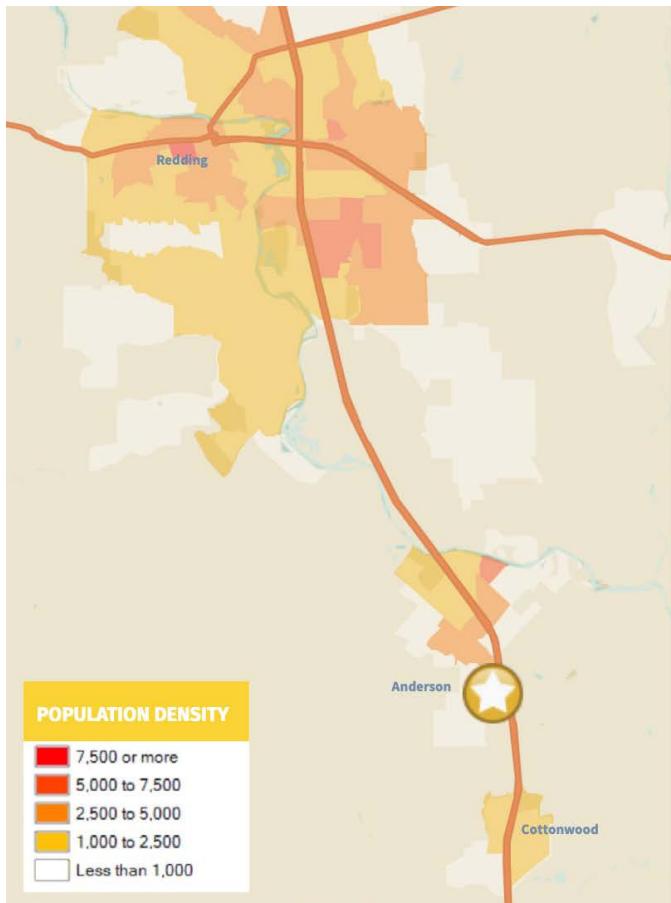
For More Information:

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526

LOCATION MAPS/DEMOGRAPHICS



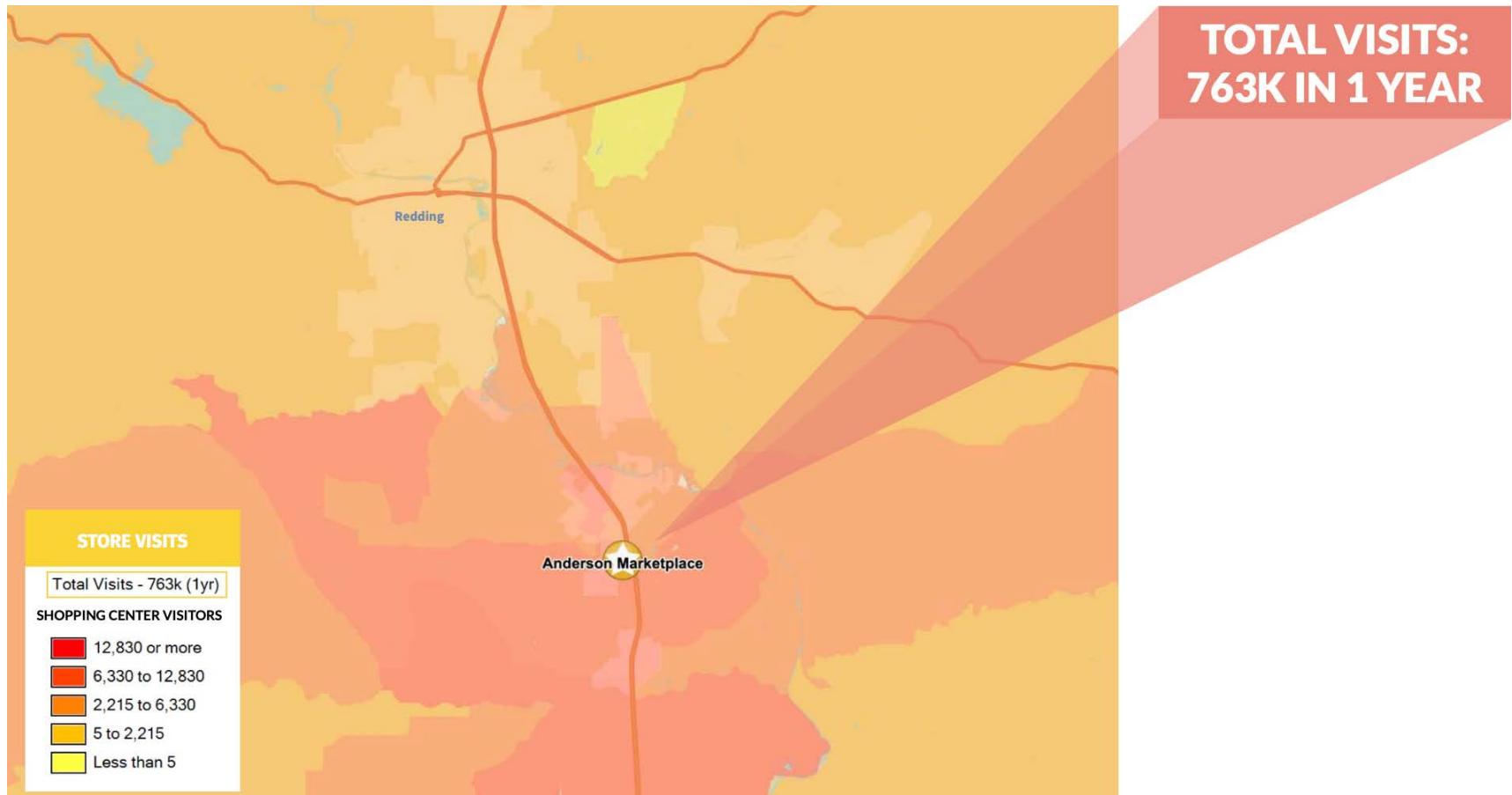
For More Information:

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526

SHOPPING CENTER STORE VISITS



For More Information:

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526



For More Information:

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526



FIRM PROFILE

ProEquity Asset Management stands out as one of the fastest-growing companies in the United States, recognized by Inc. 5000. Since its establishment in 2012, ProEquity has distinguished itself in various domains, including commercial real estate asset management, fiduciary, advisory, and receivership services across diverse asset types such as commercial (retail and office), industrial, and multi-family real estate.

With a team of seasoned professionals possessing decades of experience and expertise, ProEquity delivers an expansive range of institutional-grade services. The leadership, backed by a proficient staff of property managers, leasing specialists, marketing team, and accounting experts, ensures excellence across asset management, portfolio management, receivership, property management, development, construction management, and transaction management realms.

ProEquity's comprehensive suite of services caters to CMBS (Wall Street) Lenders and Servicers, Institutional Owners, Family Offices, and Private Owners nationwide. Their commitment to meticulous attention to detail has earned them a reputation for setting industry standards, fostering enduring relationships with clients who rely on their expertise time and again.



For More Information:

KEITH MELLOR
Vice President / Broker
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526